



Rithy Khut <rithy.khut@multco.us>

T3-2025-0001 [Conditional Use and National Scenic Area (NSA) Site Review] - Incomplete Letter

1 message

Rithy Khut <rithy.khut@multco.us>
To: Peter Fry <peter@finleyfry.com>
Cc: Dave Flood <dflood@corbettfire.com>

Fri, Feb 28, 2025 at 2:56 PM

Hello Peter,

Thank you for submitting the land use application on the property located at **36930 E Hist Columbia River Hwy, Corbett**. Your application has been reviewed by Land Use Planning to determine if all required materials have been provided to demonstrate compliance with Multnomah County Code. At this time, your application has been deemed as Incomplete as of **Friday, February 28, 2025**.

Attached you will find a letter that discusses what items are required in order for the County to review, process, and issue your permit. I also included an enclosure: Applicant Response - Please fill this out and return it before Saturday, March 29, 2025.

If you have any questions or comments, please let me know or schedule an [appointment](#) on my calendar.

Rithy Khut | Senior Land Use Planner
I use the gender pronouns he / him / his

Land Use Planning Division

Multnomah County Department of Community Services

(503) 988-0176 | <https://multco.us/landuse/>

My core working hours are 9:00 - 16:00, Monday to Thursday with every other Friday off.

If you have questions? Schedule an [appointment](#).

Disclaimers:

- *The following statements are not a land use decision and should not be relied upon as such.*
- *This email is a public record of Multnomah County and is subject to public inspection unless exempt from disclosure under Oregon Public Records Law. This email is also subject to the County's Public Records Retention Schedule.*

2 attachments



T3-2025-0001 Applicant Response.pdf
244K

[Exhibit C.2](#)



T3-2025-0001 Case Status Letter - Incomplete.pdf

302K

CASE STATUS LETTER

Land Use Planning Division



www.multco.us/landuse ▪ Email: land.use.planning@multco.us ▪ Phone: (503) 988-3043

February 28, 2025

Peter Findley Fry
303 NW Uptown Terrace, Unit: #1b
Portland, OR 97210

RE: Application for a Conditional Use and National Scenic Area (NSA) Site Review (Case #T3-2025-0001)

Dear Applicant:

Thank you for submitting the land use application for the properties located at **36930 E Hist Columbia River Hwy, Corbett**. As is common with applications subject to multiple approval criteria, additional information is needed to process your application. At this time, your application has been deemed **Incomplete** as of **Friday, February 28, 2025**.

Information and Materials Requested:

1. **Narrative:** A completed and detailed narrative specific to your proposal is required [MCC 38.0580 and MCC 38.0600]. The narrative you provided is insufficient to show how you meet the requirements of:

MCC 38.7035 GMA SCENIC REVIEW CRITERIA

- a. MCC 38.7035(A)(2)

- i. **Please provide information showing that the development is compatible with the general scale of similar buildings that exist nearby (e.g. dwellings to dwellings). The term nearby generally means buildings within ¼ mile of the parcel on which development is proposed.**

MCC 38.7300 REVIEW AND CONDITIONAL USES

- b. **Please update your narrative to address all the criteria within subsection (A) through (E)**

The narrative also discusses a “training tower;” however, the narrative does not discuss the tower in detail. As the training tower is a structure, it is required to be reviewed as part of this application request as no building or structure shall be hereafter erected, altered or enlarged in this district without review [MCC 38.2415].

- c. **Please update your narrative to discuss the training tower in more detail and address all the criteria MCC 38.2460.**

2. **Building Plan/Building Elevations – Training Tower:** A building/structure plan and a plan showing the structure’s elevation is required [MCC 38.0580 and MCC 38.0600]. You did not provide a building/structure plan or a plan showing the structure’s elevation for the Training Tower.

- a. **Please provide building/structure plans and plans showing the structure's elevation profile.**
3. **National Scenic Area Site Review - Cultural Resource Review Criteria:** A Cultural Resource Review must occur and be deemed satisfied prior to deeming your application complete [MCC 38.7045]. At this time, the U.S. Forest Service has indicated that a Historic Survey is required.
 - a. After their review is complete and the Cultural Resource Review is returned to the County, the County will review your application again for completeness. If required, a subsequent Letter will be sent to you discussing any follow-up requirements.
4. **Dimensional Requirements and Development Standards - Septic Review Certification:** As required it must be shown that on-site sewage disposal can be handled on the lot/parcel. Your application did not include a Septic Review Certification. You will need to provide a Septic Review Certification to demonstrate that the proposal has been reviewed and signed off by the County Sanitarian.
 - a. **Please provide a Septic Review Certification. The form can be downloaded at:**
<https://www.multco.us/file/27959/download>.
 - i. **Download, fill out, and submit this form with a site plan and building plan to Onsite Septic Permits and Inspections at 1900 SW Fourth Avenue, Portland, OR 97201 or by emailing septic@portlandoregon.gov.**
5. **Dimensional Requirements and Development Standards – Storm water/drainage control:** As required it must be shown that stormwater/drainage control can be handled on the lot/parcel. Your application did not include a Stormwater Drainage Control Certificate, Report, or calculations. You will need to provide a Stormwater Drainage Control Certificate to demonstrate that the proposal has been reviewed and signed off by the Professional Engineer.
 - a. **Please provide a Stormwater Drainage Control Certificate. The form can be downloaded at:** <https://www.multco.us/file/64172/download>.
 - i. **This will need to be completed by an Oregon Licensed Professional Engineer that you hire.**

You can elect to provide this missing information by **Tuesday, July 29, 2025**. We recommend you provide the additional information within the 180-day period, because without it, we may not be able to approve the application.

Once you gather all the requested information, you will need to submit all items at once to the Permit Portal, rather than trickling information in as you receive it. This avoids confusion as to whether you intend to submit additional information and allows us to act on your application more quickly. If you are unable to make your application complete within the 180-day period, we will close your application, return a copy of your materials, and you will forfeit your application fees. [MCC 38.0600(D)].

The attached 'Applicant's Response' form needs to be returned to me via email by **Saturday, March 29, 2025**. Please contact me at rithy.khut@multco.us or (503) 988-0176 if you have any questions.

Sincerely,



Rithy Khut
Senior Planner

Digitally signed by Rithy Khut
DN: cn=Rithy Khut, o=Multnomah
County, ou=Land Use Planning Division,
email=rithy.khut@multco.us, c=US

cc: File

Dave Flood, PO Box #1, Corbett, OR 97019-0001

Peter Finley Fry (via email at peter@finleyfry.com)

Dave Flood (via email at dflood@corbettfire.com)

Enclosure: Applicant's Response

APPLICANT'S RESPONSE

Land Use Planning Division



www.multco.us/landuse ▪ Email: land.use.planning@multco.us ▪ Phone: (503) 988-3043

Application #: T3-2025-0001

Case Planner: Rithy Khut

Return by Saturday, March 29, 2025

☐ **I intend** to provide the additional information identified in the attached letter from Multnomah County Planning with the 180-day period. I understand that if I do not make my application complete by **Tuesday, July 29, 2025** my application will be closed and I will forfeit my application fees.

☐ **I decline** to provide the additional information identified in the attached letter from Multnomah County Planning. I understand that refusing to make my application complete will result in the County taking no action, rejecting the application, and returning all materials to the applicant.

Signed and Acknowledged (Applicant)

Printed Name (Applicant)

Date